

Waterville

62-23

BK 6762 PG 142

TRANSFER  
TAX  
PAID

**DEED OF SALE BY PERSONAL REPRESENTATIVE**  
(Testate)

**KNOW ALL MEN BY THESE PRESENTS,**

**000446**

**THAT, WAYNE M. MICHAUD**, of Manchester, County of Kennebec and State of Maine, whose address is 22 Acorn Lane, Manchester, County of Kennebec, State of Maine 04351, duly appointed Personal Representative of the Estate of **GERALDINE M. MICHAUD**, deceased, intestate, as shown by the Probate records of the County of Kennebec, and State of Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to **JOSEPH L. BOURGOIN** and **CAROL F. BOURGOIN**, both of Winslow, County of Kennebec and State of Maine, whose address is 3 Warren Terrace, Winslow, Maine 04901, as joint tenants and not as tenants in common, their heirs and assigns forever,

the real property in **Waterville**, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

**PARCEL ONE:**

A certain lot or parcel of land, together with the buildings thereon, situate on the westerly side of Drummond Avenue in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:-

Beginning at a point in the westerly line of Drummond Avenue and at the southeasterly corner of lot of land conveyed by Lefebvres et al to Henry C. Quirion et al by deed dated July 16, 1958; thence westerly in the southerly line of the land of the said Quirions one hundred fifty (150) feet, more or less, to a point; thence southerly to an iron pin set in the ground about one hundred forty (140) feet, more or less; thence easterly ninety (90) feet to a monument set in the westerly line of said Drummond Avenue; thence northerly along the westerly line of said Drummond Avenue to the point of beginning.

No buildings to be nearer than fifteen (15) feet to twenty (20) feet of a street line or nearer than three (3) feet of a lot line.

Being the same premises conveyed to Alcide Michaud and Geraldine Michaud as joint tenants by Warranty Deed of Donat Lefebvre et al dated March 18, 1960 and recorded in the Kennebec County Registry

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of Deeds at Book 1181 Page 165. This deed erroneously referenced one boundary as land owned by the Town of Winslow. That reference has been deleted in the legal description above. The said Alcide Michaud died September 10<sup>th</sup>, 2001. The property passed to the herein decedent, Geraldine Michaud as surviving tenant.

**PARCEL TWO:**

A certain lot or parcel of land together with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:-

Bounded northerly, one hundred fifty-nine (159) feet by land of Edward Tallouse, easterly sixty-six (66) feet by the westerly line of Drummond Avenue; southerly one hundred fifty-seven and one-half (157 ½) feet by a proposed passageway about forty (40) feet wide and westerly sixty-six (66) feet by land now or formerly of Roland F. Bechard, together with a right of way on foot and with teams, in common with others over so much of said passageway as lies between the westerly line of Drummond Avenue and a line drawn parallel with said westerly line and one hundred thirty-nine (139) feet westerly therefrom and between the southerly line of the premises hereby conveyed and a line parallel therewith fifteen (15) feet distant therefrom.

Being the same premises conveyed to Alcide Michaud and Geraldine Michaud as joint tenants by Warranty Deed of Roland F. Bechard dated July 10<sup>th</sup>, 1973 and recorded in the Kennebec County Registry of Deeds at Book 1655 Page 73. The said Alcide Michaud died September 10<sup>th</sup>, 2001. The property passed to the herein decedent, Geraldine Michaud as surviving tenant.

**IN WITNESS WHEREOF, I, WAYNE M. MICHAUD** in my capacity as Personal Representative of the Estate of Geraldine M. Michaud, have hereunto set my hand and seal this 3rd day of January, 2002.

Signed, Sealed and Delivered  
in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**WAYNE M. MICHAUD**

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**ACKNOWLEDGEMENT**

STATE OF MAINE  
County of Kennebec

January 3, 2002

Personally appeared the above named **WAYNE M. MICHAUD**, who acknowledged the foregoing instrument to be his free act and deed, in his said capacity as Personal Representative of the Estate of GERALDINE M. MICHAUD.

Before me,



NOTARY PUBLIC

DAVID B. WHYTE  
Notary Public - Maine  
My Commission Expires 27, 2003

(print name)

RE Deeds ESTATE OF MICHAUD to BOURGOIN DEED OF SALE



RECEIVED KENNEBEC SS.

2002 JAN -4 PM 12:43

*Attst: Beverly Miner Halloway  
acting Register of Deeds*